

Store #950

**SHORT FORM LEASE**

LEASE between **MURPHY COMMERCIAL PROPERTIES, L.L.C.**, with its principal office located at **13044 North East 14<sup>th</sup> Street, Alleman, Iowa 50007** ("LESSOR"), and **QUIKTRIP CORPORATION**, an Oklahoma corporation, with its principal offices located at 4705 S. 129<sup>th</sup> E. Ave., Tulsa, Oklahoma 74134-7008 ("LESSEE").

**WITNESSETH**

BY WRITTEN LEASE dated **December 21, 2009**, Lessor has leased a leasehold estate, and hereby leases a leasehold estate, to Lessee to certain real property located in Tarrant County, State of Texas, including all oil, gas and mineral rights (the "LEASED PREMISES"), being more particularly described in Exhibit "A" which is attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD THE LEASED PREMISES for a term of Fifteen (15) years beginning on the **1<sup>st</sup> day of April, 2010**, with the option to extend the term for Seven (7) additional terms of five (5) years each, all on the terms, provisions and conditions contained in the WRITTEN LEASE, which WRITTEN LEASE is by reference made a part hereof to the same extent as if all the provisions thereof were copied in full herein.

Executed to be effective as of the 22<sup>nd</sup> day of April, 2010.

LESSOR:

LESSEE:

**MURPHY COMMERCIAL  
PROPERTIES, L.L.C.**

**QUIKTRIP CORPORATION**

By: 

**Michael Murphy  
President**

By: 

**Jeffrey T. Thoene  
Corporate Director of Real Estate**

*Return To:*

**Brown & Hofmeister, LLP  
740 E. Campbell Rd., Suite 800  
Richardson, TX 75081  
Attn: A. Graft**

**FILED  
TARRANT COUNTY TEXAS  
2010 MAY -5 AM 8:36  
SUZANNE HENDERSON  
COUNTY CLERK**

STATE OF IOWA )  
 )  
 COUNTY OF POLK ) SS.

This instrument was acknowledged before me on this <sup>th</sup>16 day of March, 2010, by Michael Murphy, to me personally known, who, being by me duly sworn, did say that he is the President of Murphy Commercial Properties, L.L.C., and Michael Murphy acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.



*Melinda K Fontanini*  
 Notary Public

My commission expires:  
1.3.13

STATE OF OKLAHOMA )  
 )  
 COUNTY OF TULSA ) SS.

On this <sup>april</sup>22 day of ~~March~~, 2010, before me, the undersigned, a Notary Public, appeared Jeffrey T. Thoene, to me personally known, who being by me duly sworn, did say that he is the Corporate Director of Real Estate of QuikTrip Corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors and Jeffrey T. Thoene acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year last above written.

*Melissa Callahan*

Notary Public in and for said County and State

My Commission Expires:  
5/3/11

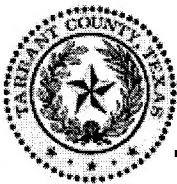


Exhibit "A"  
Legal Description

BEING a tract of land located in the City of Arlington, Tarrant County, Texas, part of the V.W. Warnell Survey, Abstract No. 1613, being all of Lot 1, Block A, Q.T. 950 Addition, an addition to the City of Arlington as recorded under County Clerk's File No. D209142505, Plat Records, Tarrant County, Texas.

SUZANNE HENDERSON

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

BROWN & HOFMEISTER LLP  
740 E CAMPBELL RD #800  
RICHARDSON, TX 75081

Submitter: BROWN & HOFMEISTER LLP

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 5/5/2010 8:37 AM

Instrument #: D210104866

OPR

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PGS

\$24.00

By: \_\_\_\_\_

A handwritten signature in cursive script, appearing to read "Suzanne Henderson", is written over a horizontal line.

D210104866

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: DNCLARK